

CITY OF ROCKVILLE PLANNING DIVISION STAFF REPORT

December 6, 2000

SUBJECT:

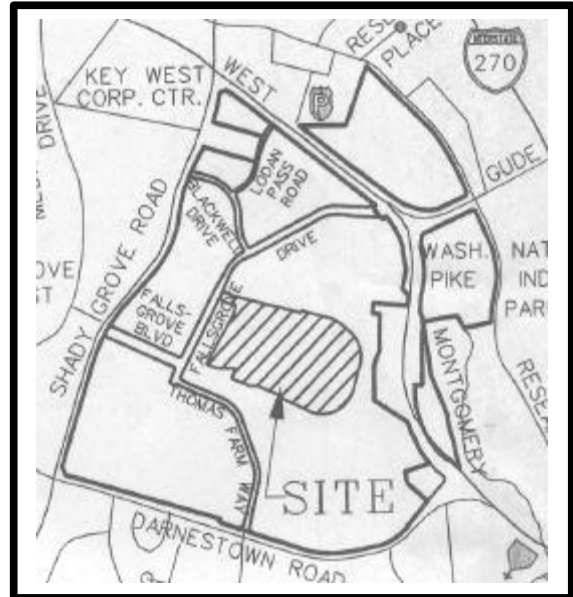
Detailed Application CPD2000-0004G for
Comprehensive Planned Development
CPD1999-0004, Falls Grove

Applicant: Falls Grove Associates, LLC
c/o The Cox Companies
8381 Old Courthouse Road, #160
Vienna, VA 22182

Owner: Falls Grove Associates

Date Filed: August 2, 2000

Location: A portion of the former Thomas Farm, in
the general vicinity of West Montgomery Ave and Falls Grove Drive (Gude Drive
Extended).



REQUEST:

The applicant seeks detailed (final) approval for 202 dwelling units on 21.13 acres in this location. The specific request is for the following combination of units:

Fig. 1

| Unit Type | Reference | Number |
|--|------------------------------|-------------|
| Single Family Attached | Unit C (22' wide) | 32 |
| | Unit B (18' wide) | 25 |
| | Unit D and E (32'/34' wide) | 38 |
| | Unit H (24' wide) | <u>32</u> |
| | TOTAL | 127 |
| Single Family Detached | Pulte | 25 |
| | TF Homes-Unit G (rear load) | 20 |
| | TF Homes-Unit F (front load) | <u>20</u> |
| | TOTAL | 65 |
| Moderately Priced Dwelling Units (MPDUs) | Pulte | 0 |
| | TF Homes (14' wide) | <u>10</u> |
| | TOTAL | 10 |
| | (% of units) | (5%) |
| Total Number of Units | | 202 |

PREVIOUS RELATED ACTIONS:

- CPD99-00004, Concept Plan Application for Comprehensive Planned Development approved by the Mayor and Council, February 22, 2000.
- CDP2000-0004A, Detailed Application for Infrastructure and Roads, Part I. Approved by the Planning Commission on July 26, 2000.
- CPD2000-0004H, Detailed Application for a stormwater management facility and a spur road. Approved by the Planning Commission on September 13, 2000.
- CPD2000-0004B, Detailed Application for 243 units and a community center. Approved by the Planning Commission on September 27, 2000.
- CPD2000-0004D, Detailed Application for 359 multi-family units. Approved by the Planning Commission on September 27, 2000.
- CPD2000-0004E, Detailed Application for Infrastructure and Roads, Part II. Approved by the Planning Commission on October 25, 2000.
- CPD2000-0004F, Detailed application for the Fallsgrove Village Center. Approved by the Planning Commission on October 35, 2000.

ANALYSIS:

Background

On February 22, 2000, the Mayor and Council approved CPD99-0004, authorizing development on the former Thomas Farm site, now known as Fallsgrove. The approval authorized a total of 1,530 dwelling units, 150,000 square feet of commercial retail and 950,000 square feet of office/research and development space. A Comprehensive Planned Development is implemented through the approval of individual detailed applications for all or part of a development as required in Section 25-656 of the Zoning Ordinance. This application is part of a series of detailed applications.



Property Description

Fallsgrove consists of approximately 254 acres bounded by Shady Grove Road, Darnestown Road, West Montgomery Avenue and Research Boulevard. The topography varies from rolling farmland on

a majority of the site to an upland forest area near the intersection of Gude Drive and West Montgomery Avenue.

Proposal

The applicant requests detailed application approval for 202 residential units on this portion of the Fallsgrove site. The request is characterized by a variety of residential units as illustrated in the chart above. The 202 total units will consist of 125 single-family attached units of varying widths (see Fig.1) and 65 single-family detached housing units.

Moderately Priced Dwelling Units (MPDUs)

There will also be 10 Moderately Priced Dwelling Units associated with this application that are all located within 14-foot wide townhouse units. These 10 MPDUs represent 5% of the number of units associated with this plan. The Resolution of Approval for Fallsgrove states that the MPDU requirements relate to Fallsgrove as a whole and not severally to each Detailed Application. The Resolution further states that the number of MPDUs may vary within individual sections of the property, and that no more than 33% of any block may be MPDUs. Therefore, the number of MPDUs represented within this application is acceptable

The Site

The development site, which encompasses 21.13 acres, is located internal to the Fallsgrove site, with main access coming from Fallsgrove Drive. The site is situated practically in the middle of the development area west of West Montgomery Avenue, and is surrounded on all sides by protected stream valley buffers, as well as part of the upland forest. The main access street to this site, which is from Fallsgrove Drive, will basically be a “U” that will have the attached units more towards Fallsgrove Drive, and the detached units on the largest lots toward the bottom of the “U” adjacent to the upland forest.

The Single Family Detached Units

The single-family detached units are to the east side of this application, closest to West Montgomery Avenue and stormwater management (SWM) pond number three. Twenty of these single family detached homes will be a more traditional single family detached style, with seven-foot side setbacks and front and side loaded garages. They will be located to the outer periphery of the application, adjacent to the open space, on the largest lots of the application. In addition, there is a component of the single family



detached units that are a smaller footprint “patio” style home with reduced setbacks. Located to the center of this application, there will be 20 front loaded patio homes 20 that are rear loaded. These homes, as per the Concept Plan, will have four-foot setbacks, and are precluded from having mechanical equipment within the side yards.



The Single Family Attached Units

This application includes 125 townhouse units. There will be a variety of widths associated with the single family attached portion of the application as outlined within the chart earlier in this report (see



Fig. 1). These units appear in a variety of locations throughout the development, with the most prominent location being to the western edge of this application, closest to the Village Center, Village Green, and the single family attached units associated with approved Detailed Application CPD2000-

0004B. These units represent a majority of this application’s density, and are located in areas closest to the community facilities, as well as the transit center that is associated with the proposed retail center adjacent to Fallsgrove Drive.

There will be a variety of architectural treatments associated with these units, with the recently approved design guidelines outlining architectural restraints on the repetition of features and other requirements.

STAFF RECOMMENDATION

Approval is recommended, subject to the following conditions:

1. Submission, for approval by the Chief of Planning, of eleven (11) copies of the site plan, revised according to Planning Commission Exhibit A.
2. Submission, for approval by the Department of Public Works (DPW), of the following detailed plans, studies and computations:

- a. Stormwater Management (SWM) concept plan.
 - b. Sediment Control plans.
 - c. Public Improvement plans (storm drain and paving, etc).
 - d. Any additional notes on the plans as indicated on Planning commission Exhibit "A".
 - e. Street grades
 - f. Water and sewer, sizing to match overall approved concept.
 - g. Street tree and lighting plan. Maintain adequate tree clearance from intersections, and ensure tree and light placement coordination.
3. Bonds be posted and permits obtained from DPW and MDE.
 4. Submission for the approval of the Chief of Planning, of 11 copies of a Landscape Plan that is revised according to Planning Commission Exhibit B.
 5. Provide stormwater management easement for Best Management Practice (BMP) area.
 6. Occupancy permits will not be issued until the sewage pump station is constructed and accepted by DPW. Building permits will not be issued until the pump station is substantially completed as determined by DPW.
 7. Provide storm drain easements on private lots as needed.
 8. Provide detail for retaining wall near stream buffer. Wall will be privately maintained by the Homeowner's Association (HOA).
 9. The three off-site water system improvements must be constructed prior to occupancy permit issuance for any house in this section. Additionally, the Public Works permit (PWK) to construct the off-site water system improvements must be issued prior to the PWK permit issuance for this section.
 10. All utility connections and transformers will be placed underground, and connections to the existing utility system must be shown.
 11. Pond # 3 must be permitted by the City of Rockville and the Montgomery Soil Conservation District (MSCD) prior to the issuance on any DPW permit that allows creation of impervious area.
 12. The construction of the part of the Falls Grove path system adjacent to this development will be coordinated with the infrastructure and grading within this development. The entire path system will be reviewed as a subsequent Detailed Application.

TRANSPORTATION

Traffic

A traffic study was done as part of the Concept Plan approval, and this application is in compliance with the approved Concept Plan. Mitigation of the traffic impacts were required as part of the Concept Plan. Mitigation measures include the construction of improvements to 12 intersections, construction of a transit center, payment of \$1.6 million for Transportation Demand Management (TDM) measures, and construction of on-site roads.

The Applicant has provided a bond in the amount of \$2.2 million for required off-site traffic improvements, as per the requirements of the Concept Plan. It should be noted that the Resolution of Approval requires that all Phase I off-site road improvements, as outlined within the Resolution on page 26, must be completed within three years of the issuance of the first grading permit.

Parking

All of the units on this site require 404 spaces. The Applicant is providing 404 spaces. Additional parking on public streets, while available, is not counted or marked. It is anticipated that parking will occur on a majority of the residential streets in the neighborhood.

Pedestrian Access and Bicycle Paths

A portion of the Millennium Trail bike path that travels the length of Fallsgrove, eventually connecting the bike paths of Darnestown Road and Research Boulevard, is adjacent to the rear of the homes that are on the outer most edge of the "U" portion of this plan. This trail will be ten feet wide, and will have access to the interior of this application between two houses. The entire trail system of Fallsgrove will be reviewed through a subsequent Detailed Application.

In addition, the streets and their corresponding sidewalks will line up to the streets and crosswalks that link to the recently approved Village Center and Multi-modal Transit Center.

Transit

The Concept Plan referenced a multi-modal transit center that was approved through the Detailed Application for the Village Center. The multi-modal center is accessible via pedestrian and bike paths (on and off-street). The highest density (townhouses) of this Detailed Application is closest to the Transit Center.

STORMWATER MANAGEMENT

The majority of stormwater runoff will be conveyed to and managed in regional facility, pond #3 near the intersection of Darnestown Road and West Montgomery Avenue. A portion of stormwater runoff from this site will be handled through various on-site Best Management Practices (BMPs) to satisfy recharge volume requirements.

LANDSCAPING

A landscape plan for this development has been submitted and is under review per the requirements of condition number four (4) noted above.

Forest/Tree Preservation

See condition number four (4).

Equipment Screening

The Concept Plan approval for Fallsgrove requires that single-family detached homes not have mechanical equipment within the side yard if the setback is less than seven feet. There are some of these reduced setback single-family detached homes, and the mechanical equipment has been located in the rear yard as per the requirements of the Concept Plan.

All transformers or telecommunications equipment is required by the City of Rockville to be placed underground. Any equipment that the applicant proposes to place above ground must be approved in accordance with the submission and approval of a waiver of the city's underground utility requirements. This waiver must be approved by the City of Rockville Planning Commission.

STAFF COMMENTS

This application is consistent with the approved Concept Plan, and staff recommends approval subject to the conditions listed earlier. Staff endorses this application as meeting the full intent of the approved Concept Plan and the accompanying resolution.

NOTIFICATION

Notices were sent to approximately 1,000 residences, businesses and association presidents. Some of the subdivisions include, but were not limited to, Glenora Hills, Rockshire, the Willows, Carter Hill, Watts Branch Meadows, Cambridge Heights, Ivy Woods and Flintledge Estates.

APPROVAL LIMITATIONS

Section 25-193(d) of the Zoning Ordinance requires that **construction or operation must commence within two (2) years of the date of this decision or application approval shall expire.** If the applicant can show just cause, a maximum of two (2) time extensions may be granted by the Planning Commission, each not to exceed one year. However, time extensions are not automatically approved, and sufficient detail and justification will be required in order for the Planning Commission to consider granting an extension.

CONCLUSION

Staff finds that this application is consistent with the approved Concept Plan approved by the Mayor and Council for this area of Fallsgrove. As a result, staff recommends approval of Detailed Application CPD2000-0004G.

Attachments